

SANTA FE COUNTY
Ordinance No. 2002 - 9

2155704

AN ORDINANCE AMENDING ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, TO ADD A NEW SECTION 6, LA CIENEGA AND LA CIENEGUILLA TRADITIONAL COMMUNITY PLANNING AREA AND LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED TO ADD A NEW SECTION 6 AS FOLLOWS:

SECTION 6 - LA CIENEGA AND LA CIENEGUILLA TRADITIONAL COMMUNITY PLANNING AREA AND LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT

6.1 Applicability of Ordinances and the Land Development Code

All regulations, policies and conditions established via the Santa Fe County Land Development Code (herein referred to as the "Code") shall be applicable to all property within the La Cienega and La Cieneguilla Traditional Community Planning Area and the La Cienega Traditional Community Zoning District except those specifically modified by this Ordinance.

6.2 Location of Planning Area and Traditional Community Zoning District Boundaries

The La Cienega and La Cieneguilla Traditional Community Planning Area and Traditional Community Zoning District consists of all property designated by County Resolution 2001-117, as amended. The following maps depicting these areas are hereby adopted and incorporated into this section.

a.) La Cienega and La Cieneguilla Traditional Community Planning Area Map

- i. Written description of La Cienega and La Cieneguilla Traditional Community Planning Area Boundary

b.) La Cienega Traditional Community Zoning District Map (Recorded in Santa Fe County Plat Book 490, pages 46-47)

6.3 Intent of La Cienega and La Cieneguilla Community Plan:

The standards and regulations set forth for this Planning Area are intended to implement the purposes, intent, planned land use goals and strategies of the La Cienega and La Cieneguilla Community Plan, adopted and approved by the Board of County Commissioners on August 14th, 2001 via Resolution 2001-117, as amended, pursuant to the Community Planning Process set forth in Article XIII of the Code (Ordinance 1998-5, as amended). This Ordinance shall apply to all development occurring after the adoption of this Ordinance and development not legally in existence at the time of adoption of this Ordinance. Any development that does not have final

plan approval where such approval is required, at the time of adoption of this Ordinance, shall comply with this ordinance. This Ordinance and standards may be amended from time to time.

6.4 Zoning Density:

6.4.1 Traditional Community Zoning District:

Maximum density is three quarters of an acre per one dwelling unit (.75 acre). Density adjustments must follow requirements as outlined in Article III, Section 10 and Article VII, Section 6 of the Code, as amended, along with all requirements outlined in this ordinance. The maximum density shall not be increased even when community water and sewer systems are provided except where density transfer is used to protect sensitive lands or preserve community assets as described in Section 6.6 and gross density is maintained. Note: the Traditional Community Zoning District is located within the Traditional Historic Community boundary but the .75 acre zoning density applies only in the Traditional Community Zoning District. See attached map b.), *La Cienega Traditional Community Zoning District*.

6.4.2 Basin Zone:

Maximum density in the Basin Zone shall be ten acres per one dwelling unit (10 acres). With proof of 100 year water supply through a geohydrologic reconnaissance report, and adoption of water use covenants (See Attachment 1), the maximum density may be increased to one dwelling unit per 2.5 acres. Density adjustments above one dwelling unit per 10 acres must follow requirements as outlined in Article III, Section 10 and Article VII, Section 6 of the Code, as amended, along with all requirements outlined in this ordinance. The maximum density shall not be increased even when community water and sewer systems are provided except where density transfer is used to protect sensitive lands or preserve community assets as described in Section 6.6 and gross density is maintained.

6.4.3 Basin Fringe Zone:

Maximum density in the Basin Fringe Zone shall be fifty acres per one dwelling unit (50 acres). With proof of 100 year water supply through a geohydrologic reconnaissance report, and application of water use covenants (See Attachment 1), the maximum density may be increased to one dwelling unit per 12.5 acres. If an adequate 100 year supply of water, and no impairment to neighboring wells, is proven by an on-site geohydrological well test, land may be further divided to a maximum of 2.5 acres per dwelling unit. Density adjustments above one dwelling unit per 50 acres must follow requirements as outlined in Article III, Section 10 and Article VII, Section 6 of the Code, as amended, along with all requirements outlined in this ordinance. The maximum density shall not be increased even when community water and sewer systems are provided except where density transfer is used to protect sensitive lands or preserve community assets as described in Section 6.6 and gross density is maintained.

6.4.4 Homestead Zone:

Maximum density in the Homestead Zone shall be one hundred and sixty acres per one dwelling unit (160 acres). With proof of 100 year water supply through a geohydrologic reconnaissance report, and application of water use covenants (See Attachment 1), the maximum density may be increased to one dwelling unit per 40 acres. If an adequate 100 year supply of water, and no impairment to neighboring wells, is proven by an on-site geohydrological well test, land may be further divided to a minimum of 2.5 acres per

dwelling unit. Density adjustments above one dwelling unit per 160 acres must follow requirements as outlined in Article III, Section 10 and Article VII, Section 6 of the Code as amended, along with all requirements outlined in this ordinance. The maximum density shall not be increased when community water and sewer systems are provided except where density transfer is used to protect sensitive lands or preserve community assets as described in Section 6.6 and gross density is maintained.

6.4.5 Density Requirements on Lots with Multiple Zoning Designations:

If a single land parcel and/or subdivision lies within two separate hydrologic or zoning districts, the density of dwelling units per acre shall reflect the exact proportion of each district in which the parcels lies.

6.4.6 Documentation of Wastewater System Compliance for Zoning and Land Division Applications:

When property in the Planning Area is divided, subject to a family transfer or re-zoned the landowner must furnish complete and accurate documentation to the County which demonstrates that all facilities on-site are in compliance with all applicable New Mexico Environment Department regulations and that all necessary permits have been obtained for any and all septic and waste disposal facilities on the property. This section shall not be interpreted so as to exempt existing development from all applicable requirements.

6.5 Density Transfers to Protect Community Assets:

Density transfer(s) should be used to protect community assets including but not limited to wetlands, open spaces, springs, watercourses, riparian areas, agricultural lands, acequias, traditional community centers, archeological sites, historical and cultural sites and multi-generational family housing compounds. When density transfers result in higher site densities, such development shall be clustered and sited in a manner to fit the topography, and existing rural character of La Cienega and La Cieneguilla, instead of in an urban grid pattern.

6.6 Open Space Land Protection through Density Transfers or other types of Easements:

Open spaces set aside for density transfer or other easements for the protection of community assets, as described above, should interconnect to similar sites or potential sites on adjacent properties whenever possible. Easements shall clearly delineate the open space areas and no build areas as well as document any permitted uses in such areas.

6.7 Acequia Protection

6.7.1 Acequia Setback Requirements:

No new structures or permanent fences or walls that will impair or obstruct normal operations of an acequia shall be permitted within six (6) feet of community acequia associations registered with the Office of the State Engineer. This will not apply to private acequia associations.

6.7.2 Acequia Association Review of New Development:

Prior to issuance of development permits for activities that may interfere with acequia operations including fences, walls, grading, drainage and septic systems, applications for development within twenty-five feet (25') of an acequia must be reviewed by the affected acequia association. Such review will include a recommendation of approval or denial and/or any suggested conditions for approval and will be non-binding. Applicants shall

submit a copy of the site plan, building elevations and survey plat to the County. The County will require the applicant to mail submittals, via certified mail, to the appropriate acequia association for review. The review period will be no longer than 14 days and if no response is received from the acequia association by that time, the application shall be processed under normal procedures.

6.8 Ridgetop Protection

Building on slopes greater than 15% and ridgetops will be subject to the existing Code requirements such as setbacks, screening and buildable areas. Ridgetops in the La Cienega and La Cieneguilla Community Planning Area will be defined as follows: 1) A ridge or ridgetop shall be defined as a long, narrow land form with slope less than fifteen percent (15%) that includes the prominently visible portion of a hill or mountain that sits above an area having an average slope greater than twenty percent (20%) on one or more sides. Code standards to be applied include but are not limited to Article III, Section 2.3.8 – *Architectural Appearance Standards* and Article III, Section 2.3.10 b) – *Preservation and Revegetation of Native Vegetation* and Article III, Section 2.3.10 c) – *Buffering and Revegetation for Ridgetops with Development Sites with a Natural Slope of 15% or greater*.

6.9 Residential Uses:

Residential uses shall be permitted in the entire Planning Area.

6.9.1 Residential Lot Coverage:

For residential uses, the total roofed area of principal and accessory structures shall be no more than twenty percent (20%) of the total lot area.

6.9.2 Residential Lot Coverage Calculations on Parcels with Perpetual Easements:

Whenever density transfer is used to create open space which is protected in perpetuity by easement or other legal means, lot coverage shall be calculated based on the total acreage of the project rather than for each individual development lot and shall be apportioned to the density transfer lots by means of building envelopes on the approved final plat.

6.9.3 Residential Water Use Restrictions:

- a.) All new residential land division and subdivisions using ground water from a domestic well shall limit water consumption to .25 acre feet of water (approximately 81,450 gallons) per year per dwelling unit for domestic consumption. This will include all indoor and outdoor household water use. This water consumption requirement applies only to residential domestic water uses and does not apply to agricultural water rights or private water rights.
- b.) Applicants for new residential development using water from a domestic well may request additional water consumption for domestic purposes of up to .50 acre feet of water per year, not to exceed a total maximum of .75 acre feet of water per year per dwelling unit. The request for additional water consumption must include a water budget and proof of 100 year water supply as per Article VII Section 6 of the Code, as amended. The request for additional water consumption shall be required only once and is not an annual requirement.

6.9.4 Residential Connection to Water Systems:

- a.) All new lots created as part of residential land divisions and subdivisions shall be required to connect to the Santa Fe County Water System when said system is extended to within 200 feet of the property line of a lot, unless that lot has previously connected to a community water system, provided that adequate capacity exists in the system and that water taps are available. This requirement will be applied with the following conditions:
- i. If the water system is already in place and capable of providing service or if the County can provide an estimated time of completion of six (6) months or less, connection to the system will be required immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat, and the property owner shall agree to bonding or financial guarantee to ensure connection within six (6) months, prior to final approval.
 - ii. If the County cannot provide an estimated time for waterline completion and capacity for service of six (6) months or less, the new land division will be granted a 5 year grace period from the time the water line is actually installed and taps are available before the agreement to connect to the system will be effective. The requirement for connection shall be duly noted on the survey plat prior to final approval.
 - iii. If connection to a county or community water system is not possible at the time of land division for new residential development of two or more lots of 2.5 acres or less, all lots will be required to use shared wells where new lots are adjoining, providing adequate water is available for both lots. The requirement to connect to the county or community water system will still be in effect and the property owners will be granted a 5 year grace period from the time the water line is actually installed and has adequate capacity, before the connection to the system will be required. The requirement for connection shall be duly noted on the survey plat prior to final approval.

6.10 Commercial Uses:

6.10.1 Areas for Commercial Development and Requirements

Property that is zoned commercial at the time of adoption of this Ordinance shall be permitted to continue as commercial areas along with planned commercial development in areas as outlined in the Highway Corridor Plan. Such commercial development shall be required to meet all requirements of the Code. No new commercial zoning shall be allowed except as outlined in Section 6.11, Home Occupations, of this Ordinance.

6.10.2 Prohibited Commercial Development:

New developments that pose a risk of contaminating surface and groundwater systems shall not be permitted within the Planning Area. Non-permitted uses will include but not be limited to: gas stations, asphalt batch plants and asphalt production plants, large-scale mining, any warehouse which stores or transfers chemicals, large-scale agricultural operations which stockpile manure or have manure lagoons (e.g.: dairies, horse parks or stables, chicken farms), waste oil recycling, septic tank pumping waste disposal, grease trap waste disposal, large-scale chili processing plants, cheese processing plants, gasoline storage facilities or transfer stations, auto repair facilities, car washes, sludge disposal fields, mortuaries, municipal and/or hazardous landfill, and slaughter houses.

6.10.3 Commercial Connection to Water Systems and Water Use Restrictions:

All new commercial development shall be required to connect to the Santa Fe County Water System when said system is extended to within 200 feet of the property line, unless the development has previously connected to a community water system, provided that adequate capacity exists in the system and that water taps are available. Refer to section 6.10.2 of this ordinance for description of permissible commercial uses and Section 6.11 for description of Home Occupations.

- a.) If connection to the County water system is not possible, the development must limit water consumption to .35 acre feet (approximately 114,030 gallons) of water per year per acre of the tract. This water consumption requirement applies only to use of water for commercial purposes from domestic wells as defined by the state and does not apply to any other water rights (irrigation or private).
 - i. If the water system is already in place and capable of providing service or if the County can provide an estimated time of completion of six (6) months or less, connection to the system will be required immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat and the property owner shall agree to bonding or financial guarantee to ensure connection within six (6) months prior to final approval.
 - ii. If the County cannot provide an estimated time for waterline completion and capacity for service of six (6) months or less, the new land division will be granted a 5 year grace period from the time the water line is actually installed and taps are available before connection to the system will be required. The requirement for connection shall be duly noted on the survey plat prior to final approval.

6.10.4 Commercial Water Resources Plan:

All new commercial establishments or expansions of existing commercial developments shall submit a water resources plan at the time of application. The water resources plan must demonstrate secured access to a 100 year supply of water as well as secured water rights, as required by state law and/or the Code to meet all current and projected demands for the business operation.

6.10.5 Non-residential Lot Coverage:

For non-residential uses, the total roofed area of principal structures and accessory structures, roadways, driveways, walkways and parking facilities shall be no more than sixty percent (60%) the total lot area.

6.10.6 Non-residential Lot Coverage Calculations on Parcels with Perpetual Easements:

Whenever density transfer is used to create open space which is protected in perpetuity by easement or other legal means, lot coverage shall be calculated based on the total acreage of the project rather than for each individual development lot and shall be apportioned to the density transfer lots by means of building envelopes on the approved final plat.

6.11 Home Occupations

Mixed use development consisting of development that house both residential and non-residential uses on the same property and/or in the same structures shall be permitted as part of a home occupation. Home occupations are appropriate throughout the Planning Area. Any existing, legal

1 non-conforming home businesses and small commercial operations in the Planning Area at the
2 time of the adoption of this ordinance shall be permitted.

3
4 **6.11.1 New Home Occupation Businesses:**

5 New home occupations shall meet the standards of Article III, Section 3 of the Code, as
6 amended, with the following changes:

- 7 a.) No more than four (4) persons, other than individuals residing on the premises, shall
8 be regularly engaged in work at the site of the home occupation.
- 9 b.) All parking for the residence and home occupation, including all parking for the
10 resident(s), employees and patrons, must be off the roadway and shoulders of the
11 road and meet all code requirements.
- 12 c.) Home occupation businesses may not occupy more than fifty percent (50%) of the
13 total square footage of the legally permitted residence. The area of a legally permitted
14 accessory structure used for the home occupation may not be larger than fifty percent
15 (50%) of the total square footage of the residence. A home occupation may be
16 located in either the residence or an accessory structure.
- 17 d.) Small-scale retail establishments, such as arts and crafts stores, restaurants or
18 galleries may be permitted as part of a home occupation. Small scale shall be defined
19 by the number of vehicle visits per day with no more than thirty (30) vehicle visits
20 per day and no more than ten (10) vehicle visits per hour. Refer to section 6.9.4 of
1 this ordinance for description of commercial water use restrictions.
- 22 e.) Applications for Home Occupations shall be administratively reviewed.

23
24 **6.12 Agricultural Sales and Roadside Stands:**

25 Agricultural sales and roadside stands are important ways of supporting local agricultural
26 traditions and economies and shall be allowed in the Planning Area with a permit. Applications
27 for agricultural sales and roadside stand permits will be provided by the Land Use Department
28 and shall be administratively approved by the Land Use Administrator.

29
30 **6.13 Other Development:**

31 Other development as defined by the County Code shall be permitted with the exception that all
32 large outdoor recreation and landscaping areas such as ball fields or other large grass areas must
33 use treated effluent rather than potable water for landscaping and turf. Any effluent used must be
34 treated to meet all state and county regulations for water quality and for use with public facilities.

35
36 **6.14 Family Transfers**

37 **6.14.1 Support for Family Transfers**

38 Because families are one of the great community resources of the La Cienega and La
39 Cieneguilla Community Planning Area, lots created by inheritance or family transfer are
40 allowed and shall meet the requirements of Article II, Section 4 of the Code, as amended.

1 6.14.2 Family Transfer Densities:

2 The maximum densities achieved by family transfer shall not be adjusted below those
3 outlined in the Article II, Section 4 of the Code, as amended.

4 6.14.3 Five Year Holding Between Family Transfer Applications:

5 Any applicant for a family transfer or small lot family transfer must demonstrate a
6 minimum of five (5) years direct ownership of the lot(s) since the last land division(s) or
7 sale or transfer of the property.

8 6.14.4 Exemption for Five Year Holding Between Family Transfer Applications:

9 An exemption to the five-year holding period may be applied for and must clearly state
10 how the additional family transfer lot division is needed in order to avoid an unnecessary
11 hardship, that the request is a minimal easing of the Ordinance requirements, making
12 possible the reasonable use of the land and that it will have no adverse impact to
13 neighboring properties, the community or the environment. Such requests for exemption
14 must be approved by the La Cienega and La Cieneguilla Development Review
15 Committee.

16 6.14.5 Review of Family Transfer Applications:

17 All family transfer applications shall be administratively reviewed by the Land Use
18 Administrator. A summary of all applications shall be forwarded by fax or email to the
19 La Cienega and La Cieneguilla Development Review Committee (LCDRC) for review.
20 LCDRC members shall have five (5) working days to review applications; no response
21 from any LCDRC members shall constitute concurrence of the administrative decision.
22 Applications may be reviewed by the LCDRC if a quorum of LCDRC members request,
23 in writing, that the application be reviewed by the LCDRC. Such requests must clearly
24 state how the application does not meet Code requirements for the family transfer under
25 Article III, Section 2.4.2. Such cases shall be placed on the agenda of the LCDRC's next
26 available meeting date. If a quorum of the LCDRC does not request review of the case,
27 the Land Use Administrator will authorize the transfer application. Family transfer
28 applications shall demonstrate that the parcel to be divided/transferred is suitable for
29 subdivision, and follow County Land Development Code noticing requirements, and
30 persons who write a letter of inquiry or comment regarding a Family Transfer application
31 will be sent a letter stating the administrative decision no later than one day following the
32 decision.

33 6.14.6 Notice of Family Transfer Applications:

34 All applications for family transfer must follow County Code requirements and notice of
35 the application shall be posted at Community notice boards identified by the Land Use
36 Department.

37
38 6.15 Water Use and Metering:

39 6.15.1 Commercial and Residential Water Meters:

40 All new wells and buildings using groundwater drawn from wells located within the
41 Planning Area as a partial or total water supply must install a water meter on their wells.
42 All new development using shared wells or community water systems must install a
43 water meter on every dwelling unit or primary structure/intake that uses the well water.

6.15.2 Water Meter Recording and Auditing:

All development in the Planning Area that is required to install a water meter shall monitor and record water meter readings on a monthly basis and submit an annual report of monthly readings to the County Hydrologist. As part of the application process for new development, applicants shall agree to allow for permission to read meters at mutually agreed upon dates and times.

6.15.3 Swimming Pools:

Any new pool must meet water conservation guidelines as outlined in this ordinance, water availability requirements and include a covering when not in use to minimize evaporation. Note: County Ordinance 1996-10, Article VII, prohibits the construction of new swimming pools on lots created after 1996.

6.15.4 Water Use for Restoration, Enhancement and/or New Construction of Riparian Areas or Wetlands:

The restoration and enhancement of riparian areas and wetlands in the Planning Area is recognized as a potentially valuable resource management practice, so long as such projects are designed and implemented to maximize benefits to ecosystem and water resources while avoiding harm to the health, safety and welfare of residents, including but not limited to loss of private property and public infrastructure. Therefore, all projects which propose restoration, enhancement and/or new construction of riparian areas or wetlands must demonstrate that the project will have a beneficial or neutral impact on existing water resources and meet the following conditions:

1. Notice of the project will be provided to the Community Planning Committee (see Section 6.28.1 of this Ordinance), with opportunity for community input to the project design. Such community input may be accomplished in community meetings, on-site workshops and/or other venues. Landowners whose property adjoins the proposed project shall be notified by certified mail.
2. Applicants shall submit a hydrologic report for review by the County Hydrologist that analyzes the effects of the project in terms of evapotranspiration, infiltration and recharge. Projects may also be subject to monitoring programs that examine the hydrologic impacts of the project. Monitoring programs shall be designed on a case-by-case basis between the project applicant and the County Hydrologist. If the monitoring data show a trend indicating net consumption of water resources by the riparian/wetland project or other negative impacts, the permit shall be reevaluated through the original permitting process described above and the project may be terminated if identified problems cannot be adequately addressed.
3. Projects on perennial streams or water sources shall demonstrate adequate water rights and/or source(s) of water to meet consumptive needs of the riparian area or wetlands, and that the project will not negatively impact prior beneficial uses or traditional uses of water resources. No project shall be permitted that would negatively impact prior beneficial uses or traditional uses of water resources.
4. Projects on ephemeral streams, water sources or arroyos shall provide estimates, based on the best available data, of how occasional flows will be managed to raise the water table and/or generate surface water resources to support the consumptive needs of the wetland or riparian area.
5. All such projects shall comply with all Code requirements including, without limitation, terrain management and floodway regulations, as well as all applicable

laws and regulations including but not limited to those enacted by the State Engineer's Office, the Army Corps of Engineers, the Federal Emergency Management Administration, and the Natural Resources Conservation Service.

6.16 Septic Tanks:

All new septic tanks installed in the Planning Area shall meet or exceed existing New Mexico Environment Department (NMED) and County standards and be equipped with an above ground access port.

6.17 Roads

6.17.1 All construction, widening and/or upgrading of roads into the Planning Area by public entities shall be planned and designed through consultation with the La Cienega and La Cieneguilla Community Plan Committee (see Section 6.29.2 of this Ordinance) and shall include design standards that meet all legal requirements and should maintain the rural character of the Planning Area.

6.17.2 Developments shall design narrow roads and driveways that follow the natural terrain without creating large cut and fill areas; roads shall be designed with more natural edges, using shoulders, ditches and grassy swales rather than curb and gutter. Roads and driveways must meet all Code requirements.

6.18 Parking Lots:

All new parking lots must implement water runoff control measures to mitigate erosion and pollution.

6.19 Overhead Utility Lines

All new and replacement utility lines and fixtures within the Planning Area must be installed underground or if the Land Use Administrator determines that this is not feasible due to terrain or physical conditions, lines and fixtures shall be installed in such a manner so as to mitigate the aesthetic impact on the rural character of the community and surrounding natural environment. Installation of all utilities shall meet all other requirements in this Code.

6.20 Community Facilities

All proposed public community facilities that include improvements, such as a community center, public park or other public facilities shall, be designed through consultation with the La Cienega and La Cieneguilla Community Plan Committee (see Section 6.28.1 of this Ordinance) and shall include low water use design and maintenance.

6.21 Cell Towers and Antennas

Communication towers and antennas shall meet all Code requirements.

6.22 Noise and Lighting

All Code noise and lighting standards shall apply in the Planning Area. All outdoor lights shall be shielded pursuant to the standards of Article III, Section 4.4.4 of the Code, as amended.

6.23 Landscaping:

Native vegetation shall be preserved, when possible, on development sites and local native plants shall be used for landscape buffers and screening. All trees and shrubs used for required landscaping buffers and screening must meet the following standards: trees shall have a caliper of one and one-half inch (1.5") or greater and shall be six feet (6') in height or taller. Shrubs shall be in five (5) gallon pots or greater.

6.23.1 Water Conservation Requirements for Landscaping

To the extent that it is practicable and not to exceed 1% of total construction costs, all new development shall incorporate water conservation and management practices that are compliant with state and Code regulations. Water collected by such systems shall be used for landscaping irrigation and/or other domestic uses in order to replace use of potable water supplies.

6.23.2 Water Use for Landscaping:

Xeriscaping and/or native plants will be encouraged for landscaping on all new landscaping. The area of landscaping to be irrigated will be based on County Hydrologist approved water budget estimates of rainwater collection and storage capacity per the individual development and may be supplemented by use of water collection systems including but not limited to, reuse of gray water, storm water recharge and rainwater collection systems such as, cisterns, gravel beds or other storage systems that are compliant with state and county regulations. This will not apply to agricultural uses of water.

6.24 Commercial and Residential Water Impact Summary Reports for Master Plans:

As part of applications for commercial development and residential subdivision master plans, landowners must provide documentation supporting water availability and the impact on neighboring wells and make them available for public review at a centrally located spot in the community, such as the Community Center.

6.25 Development Review:**6.25.1 Protection of Community Assets:**

The protection and maintenance of community assets including, but not limited to wetlands, open spaces, springs, watercourses, riparian areas, agricultural lands, acequias, traditional community centers, established pedestrian and equestrian trails, archeological sites, historical and cultural sites and multi-generational family housing compounds should be interpreted as intrinsic community values that shall be considered as part of discretionary review process, when applicable, for land use and development applications.

6.25.2 Review of Applications Requesting Increased Zoning Density:

When examining requests for increases in zoning density, all applicable review bodies shall consider the proposed development's impact on factors such as but not limited to traffic, schools, water, liquid waste, and infrastructure as part of the development review process. It is appropriate requests for increases in zoning density to be denied in the Planning Area if the reviewing body determines that there is a reasonable expectation,

based on the evidence presented, that the development would negatively impact the community and/or surrounding neighbors.

6.25.3 Review of Non-Residential Development Applications:

Applications for new non-residential development shall submit a statement of potential major impacts, including but not limited to traffic, water and environmental impacts, to the community, both positive and negative, as part of the master plan proposal.

6.26 Public Notice

6.26.1 Public Notice Requirements:

All development requiring notice under the County Code shall follow noticing procedures therein with the following additional requirements:

- a.) Notice signs shall be posted prominently on the property, building, or other structure subject to the application and be accessible from a public roadway.
- b.) Notice signs shall be posted in such a way as to give reasonable notice to persons interested in the application.
- c.) A laminated copy of the site plan showing existing and proposed development shall be firmly attached to the poster.
- d.) The notice sign shall be removed no later than seven (7) days after a final decision has been made on the application.

6.26.2 Summary of Water Availability Reports for All Land Divisions and Requests for Increased Zoning Density Requests:

All land division, subdivision and requests for increased zoning density applications in the Planning Area shall be granted only if the applicant provides a site-specific geohydrological report that demonstrates a 100 year water supply, as per Article VII, Section 6 of the Code, as amended. These reports shall assess the impact of the new well on neighboring wells, acequias, streams, ponds and springs. A summary of the geohydrological reports must be mailed to all property owners adjacent to the property proposed for division or for increased zoning density as a part of the public noticing process to inform neighbors of potential water impacts to existing wells and surface water.

6.27 Community Pre-application Review of Non-residential Zoning and Large-scale Subdivision Applications

6.27.1 Applicants for any non-residential development and large scale subdivisions (24 units or more) shall hold a pre-application meeting in the community to present the development concept and gather public comments and concerns about the development.

6.27.2 The applicant shall publish notice of the time, place and purpose of the meeting in the legal section of a newspaper of general circulation in the community 21 days before the meeting and shall mail notice to Santa Fe County, Planning Area community organizations, and to all property owners within one thousand (1000) feet (excluding rights-of-way) of the subject property. Notice of the meeting shall be posted at Community notice boards identified by the Land Use Department. The property shall be posted as set forth in this Ordinance.

6.27.3 The applicant shall record the meeting proceedings and submit a written summary of the meeting proceedings and a list of attendees to the County along with the application for development. The summary and list of attendees shall be posted at Community notice boards identified by the Land Use Department.

6.28 Community Plan Review and Revision

6.28.1 Formation of a Community Plan Committee to Implement and Monitor Plan.

Upon adoption of this Ordinance, the County Planning Division will establish a permanent La Cienega and La Cieneguilla Community Plan Committee to conduct annual review of the Plan as well as to review proposals for amendments to the Plan and this Ordinance. Santa Fe County Planning Division staff will provide support and help to coordinate the committee formation process. This committee shall consist of three (3) representatives each from La Cieneguilla, Upper La Cienega and Lower La Cienega for a total number of nine (9) committee members. Representatives shall serve for two-year terms and the terms shall be staggered to ensure continuity of the planning process. Representatives shall be nominated by residents, property owners and business owners from each respective area. Nominees must be a resident, business owner or property owner in order to be eligible to serve as a representative on the committee. In the case that more than three nominations are received for each area, three names shall be randomly selected to serve on the committee. This committee shall follow the process established for community planning under Ordinance 1998-5, as amended, including consensual decision-making and open public meetings.

6.28.2 Amendments to the Plan:

All amendments to the Plan shall be developed and proposed through the La Cienega and La Cieneguilla Community Plan Committee as described in 6.28.1 *Formation of Community Plan Committee to Implement and Monitor Plan*. Amendments to the Plan may be proposed at any time.

6.28.3 Area Specific Planning

The creation of area specific sub-plans within the Planning Area shall be conducted by requesting an amendment to the Plan as per the process described in 6.28.2 *Amendments to the Plan*. Additionally, it is possible for a community to request a separate community plan that would alter the Planning Area boundary to create a new Planning Area. This would require approval from the Board of County Commissioners and that the requesting group follow all requirements of Ordinance 1998-5, as amended, and the Growth Management Plan, as amended.

6.28.4 Community Review of the Plan:

An annual community review of the La Cienega and La Cieneguilla Community Plan shall be conducted each year to assess community concerns and assist in monitoring community conditions as well as implementation of Plan elements. The annual review shall be coordinated by the Community Plan Committee and County Planning Division staff.

6.28.5 Biennial Review of the Plan by the Board of County Commissioners:

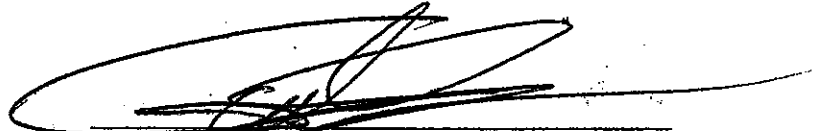
The La Cienega and La Cieneguilla Community Plan Committee (see 6.29.1 *Formation of Community Plan Committee to Implement and Monitor Plan*) shall present a biennial (once every two years) review of La Cienega and La Cieneguilla Community Plan to the Board of County Commissioners. Santa Fe County Planning Division staff shall assist in

the preparation of these reports. Such reviews will include an update on the Plan's implementation and, if necessary, request direction from the Board on planning issues and/or new planning initiatives.


Severability

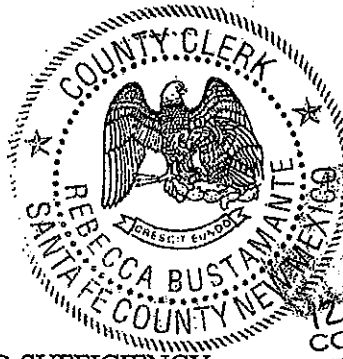
If any part of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and its application to other persons or circumstances shall not be affected thereby.

PASSED, ADOPTED AND APPROVED this 11th day of June, 2002, by the Santa Fe County Board of County Commissioners.


Paul Duran, Chairman

ATTEST:

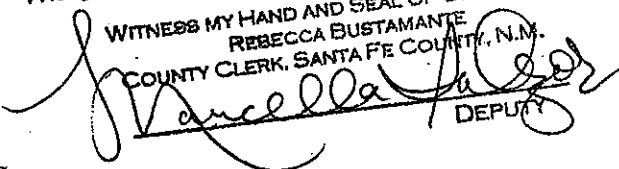

Rebecca Bustamante, County Clerk



APPROVED AS TO LEGAL FORM AND SUFFICIENCY:


Steven Kopelman, County Attorney

1212427
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
FOR RECORD ON THE 27 DAY OF June A.D.
20 02 AT 2:07 O'CLOCK P M
AND WAS DULY RECORDED IN BOOK 2155
PAGE 704-724 OF THE RECORDS OF
SANTA FE COUNTY

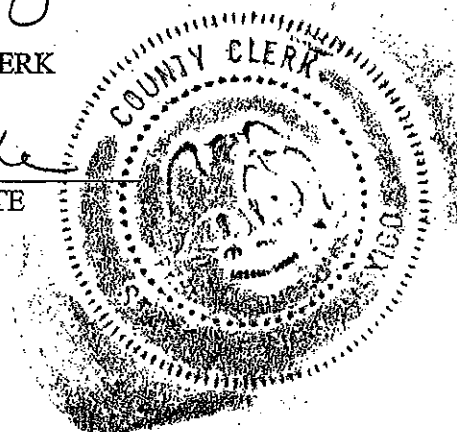
WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

CERTIFICATE OF FILING

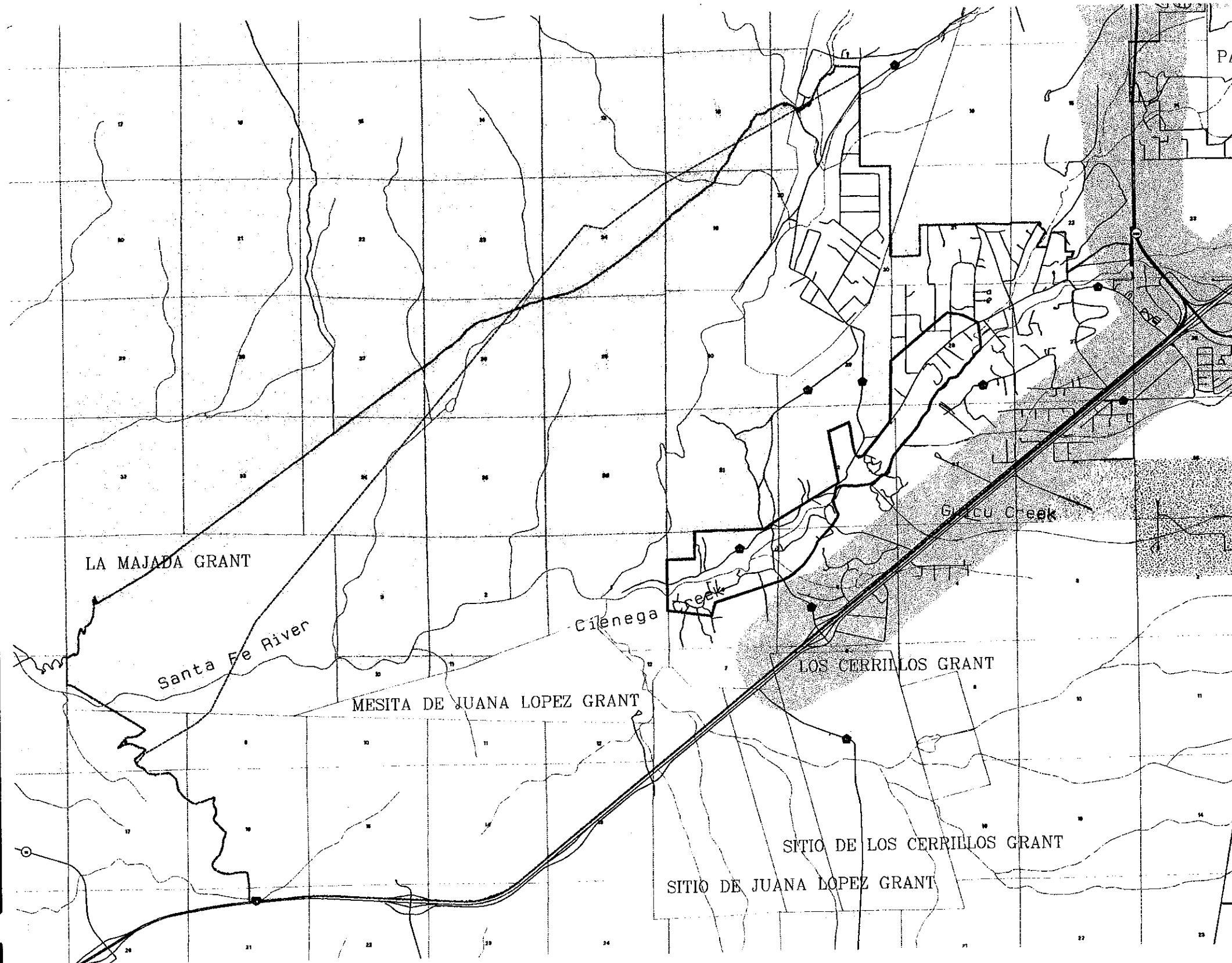
I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance, No. 2002 -9, was filed in my office on the 27 day of June, 2002, in book Number 2155 at Page 704-724.

SANTA FE COUNTY CLERK


REBECCA BUSTAMANTE

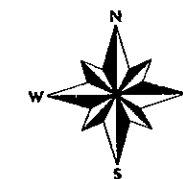


La Cienega and La Cieneguilla Community Planning Area

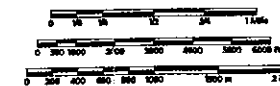


LEGEND

- La Cienega and La Cieneguilla Community Planning Area Boundary as adopted August 14, 2001 by Santa Fe County Resolution No. 2001-117
- La Cienega Traditional Community Zoning District Boundary
- La Cienega and La Cieneguilla Traditional Historic Community Boundary — as adopted May 9, 2000 by Santa Fe County Ordinance No. 2000-07
- PLSS Section Lines and Grant Boundaries
- City of Santa Fe Boundary
- GPS Roads
- Streams and Arroyos
- Highway Corridor Plan Area
- BLM Land
- State Land
- Forest Service Land
- State Penitentiary
- NM National Guard



Scale 1:25,000
REDUCED COPY - NOT TO SCALE
1 inch represents 2500 feet



This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
Users are solely responsible for confirming
data accuracy when necessary.



2155718

September 10, 2001

490046

OFFICIAL BOUNDARY OF
La Cienega
Traditional Community
Zoning District Boundary
WITHIN SECTIONS 28, 31, 32 & 33 T.16N., R.8E., AND SECTIONS 5 & 6 T.15N., R.8E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO

PURPOSE: TO CREATE A LEGALLY SURVEYED BOUNDARY OF THE
EXISTING LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT.

LEGAL DESCRIPTION
LA CIENEGA TRADITIONAL COMMUNITY
ZONING DISTRICT BOUNDARY

AN AREA OF LAND CREATED AND DESIGNATED AS LA CIENEGA TRADITIONAL COMMUNITY
ZONING DISTRICT BOUNDARY LYING AND BEING SITUATE WITHIN SECTIONS 28, 31, 32
& 33 T.16N., R.8E., AND SECTIONS 5 & 6 T.15N., R.8E., N.M.P.M., SANTA FE
COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SANTA FE COUNTY CONTROL MONUMENT NO. 54 THENCE S07°48'07"W
A DISTANCE OF 1808.49 FEET TO A U.S.G.L.M. ALUMINUM CAP MARKED AP2 LOT16,
BEING THE NORTHWEST CORNER OF THE LA CIENEGA TRADITIONAL COMMUNITY ZONING
DISTRICT BOUNDARY AND THE POINT AND PLACE OF BEGINNING.

VICINITY MAP
N.T.S.

NEW MEXICO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

STATE PLANE COORDINATES			
MONUMENT AP NUMBER	NORTHING	EASTING	ELEVATION (NAVD 88)
AP-1	1661187.49	1673531.11	6094.84
AP-4	1661307.13	1677302.74	5882.56
POL 4B	1662094.61	1678244.27	6034.41
AP-8	1664527.15	1681550.16	6076.80
POL 13A	1669543.00	1683942.63	6158.12
AP-14	1670701.11	1685031.36	6174.03
AP-15	1670440.30	1687073.76	6129.53
AP-37	1681521.37	1680385.66	6032.90
AP-38	1680017.10	1678576.29	6032.28
AP-39	1680945.02	1677764.21	5996.21
AP-41	1657362.14	1674529.46	5927.80
AP-42	1657559.12	1672655.73	5917.33

THENCE FROM SAID POINT OF BEGINNING (1) N.86°05'22"E.. A DISTANCE OF 1379.96 FEET (2);
THENCE S.89°33'58"E.. A DISTANCE OF 817.07 FEET (3); THENCE N.55°07'48"E.. A DISTANCE OF 147.92 FEET (4);
THENCE S.89°33'58"E.. A DISTANCE OF 3691.33 FEET (5); THENCE N.00°30'00"E.. A DISTANCE OF 1858.57 FEET (6);
THENCE N.75°30'00"E.. A DISTANCE OF 900.35 FEET (7); THENCE S.00°30'00"E.. A DISTANCE OF 1080.35 FEET
TO POINT OF CURVATURE (8); THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH
HAVING A RADIUS OF 290.11 FEET A CENTRAL ANGLE OF 147°04'26" BEING SUBTENDED BY A CHORD WHICH BEARS
S.74°15'13"E. 507.05 FEET AND A DISTANCE OF 748.89 FEET TO THE END OF SAID CURVE (9);
THENCE N.31°28'34"E.. A DISTANCE OF 429.27 FEET (10); THENCE N.37°41'23"E.. A DISTANCE OF 746.32 FEET (11);
THENCE N.39°25'08"E.. A DISTANCE OF 640.43 FEET (12); THENCE N.00°30'00"E.. A DISTANCE OF 2267.60 FEET (13);
THENCE N.39°25'08"E.. A DISTANCE OF 3428.11 FEET (14); THENCE S.80°48'47"E.. A DISTANCE OF 2059.71 FEET (15);
THENCE N.39°25'08"E.. A DISTANCE OF 1421.08 FEET (16); THENCE S.44°38'36"W.. A DISTANCE OF 1658.42 FEET (17);
THENCE N.39°25'08"E.. A DISTANCE OF 899.36 FEET (18); THENCE S.27°06'08"W.. A DISTANCE OF 383.17 FEET (19);
THENCE N.39°25'08"E.. A DISTANCE OF 486.40 FEET (20); THENCE S.40°41'17"E.. A DISTANCE OF 384.60 FEET (21);
THENCE N.39°25'08"E.. A DISTANCE OF 439.20 FEET (22); THENCE S.43°31'39"W.. A DISTANCE OF 883.16 FEET (23);
THENCE N.39°25'08"E.. A DISTANCE OF 836.60 FEET (24); THENCE S.55°51'03"W.. A DISTANCE OF 350.30 FEET (25);
THENCE N.39°25'08"E.. A DISTANCE OF 367.44 FEET (26); THENCE S.47°51'22"W.. A DISTANCE OF 350.72 FEET (27);
THENCE N.39°25'08"E.. A DISTANCE OF 568.66 FEET (28); THENCE S.08°37'53"W.. A DISTANCE OF 367.49 FEET (29);
THENCE N.39°25'08"E.. A DISTANCE OF 347.71 FEET (30); THENCE S.44°31'39"W.. A DISTANCE OF 418.21 FEET (31);
THENCE N.39°25'08"E.. A DISTANCE OF 2336.49 FEET (32); THENCE S.37°08'21"W.. A DISTANCE OF 1345.04 FEET (33);
THENCE N.39°25'08"E.. A DISTANCE OF 3684.98 FEET (34); THENCE S.10°48'48"E.. A DISTANCE OF 381.26 FEET (35);
THENCE N.39°25'08"E.. A DISTANCE OF 3684.98 FEET (36); THENCE S.10°48'48"E.. A DISTANCE OF 381.26 FEET (37);
THENCE N.39°25'08"E.. A DISTANCE OF 967.71 FEET (38); THENCE N.00°30'00"E.. A DISTANCE OF 2267.60 FEET (39);
THENCE N.39°25'08"E.. A DISTANCE OF 967.71 FEET (40); THENCE N.00°30'00"E.. A DISTANCE OF 2267.60 FEET (41);
TO THE POINT AND PLACE OF BEGINNING (1).
CONTAINING 880.699 AC., MORE OR LESS.

SANTA FE COUNTY APPROVAL

APPROVED AS PER RESOLUTION NO. 2001-176 MEETING DATE: 10/26/01

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
12-11-01
DATE
12-12-01
DATE
11/30/01
DATE
SANTA FE COUNTY LAND USE ADMINISTRATOR



THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION
OF THE COUNTY OF SANTA FE.



1185 478

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 16th day of Dec. A.D.
2001 at 9:35 A.M. in Book
46-47 of the Records of
SANTA FE COUNTY.

Witness my hand and seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE NOTES SHOWN HEREON
WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD,
AND IS INTENDED TO ACCURATELY DEFINE THE EXISTING BOUNDARY OF THE LA
CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT AS DEFINED IN THE SANTA
FE COUNTY CODE PER NOTE NO. 2 HEREIN. TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF
THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277



Nov. 28, 2001

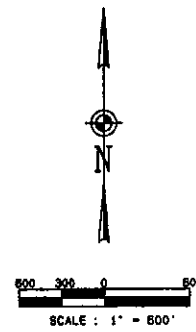
SHEET 1 OF 2

INDEXING INFORMATION FOR COUNTY CLERK			
SECTION	T16N.	R8E	LOCATION
28, 31, 32 & 33	T.16N.	R.8E	LA CIENEGA, S.F. COUNTY
Red Mountain Engineers, Inc.			
1216 Parkway Drive Santa Fe, NM 87507-7886 Phone: (505) 478-7878			
DRAWN BY: H. ESQUIBEL		SCALE: 1" = 600'	CHECKED BY: R.A.M.
NAME: LA CIENEGA TRADITIONAL COMMUNITY BOUNDARY PROJECT NO. 600-105			

490047

OFFICIAL BOUNDARY OF
La Cienega
Traditional Community
Zoning District Boundary

WITHIN SECTIONS 28, 31, 32 & 33 T.16N., R.8E., AND SECTIONS 5 & 6 T.15N., R.8E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO



SF-84
N=1662875.70
E=1673875.07
S27°46'07"N
162.47'


SECT 31

SECT 33



THIS SHEET FOR VISUAL REFERENCE TO EXISTING SURFACE FEATURES.
PHOTO BASE MAP OBTAINED FROM SANTA FE COUNTY G.I.S.
1992 AERIAL PHOTOGRAPHY

SHEET 2 OF 2

		Red Mountain Engineers, Inc.	
ENGINEERS-SURVEYORS			
1216 Parkway Drive Santa Fe, NM 87507-7288 Phone: (505) 475-7375			
DRAWN BY: M. ESQUIBEL	SCALE: 1" = 600'	CHECKED BY: P.A.M.	
NAME: LA CIENEGA TRADITIONAL COMMUNITY		PROJECT NO. 880-105	

Written Description of
La Cienega and La Cieneguilla Traditional Community Planning Area Boundary

1 Beginning at the southwest corner of Section 16, T16NR08E,

2155721

2
3 West along the section boundary 1320 feet to the eastern edge of the Vista Land Subdivision,

4
5 North approximately 4,365 feet along the $\frac{1}{4}$ section boundary of Section 17, T16NR08E to the northeast
6 corner of the County open space parcel as recorded as Parcel 1 in Plat Book 431 Page 047 and Parcel 2 in
7 Plat Book 431 Page 043 of the Santa Fe County Clerk's office,

8
9 West and southwest along the boundary of the County open space parcel to the intersection with County
10 Road #56,

11
12 West and generally southwest along County Road #56 approximately 8 miles to the intersection of the
13 west boundary of Section 8, T15NR07E,

14
15 Generally southeast along the boundary of the U.S. Forest Service land to the top of La Bajada mesa and
16 the contour line for 6,020 feet,

17
18 Generally southeast along the 6020 foot contour approximately 1.5 miles to the $\frac{1}{2}$ section of the southern
19 boundary of Section 16, T15NR07E,

20
21 South approximately 650 feet to Interstate 25,

22
23 East and northeast along the centerline of the Southbound Lane of Interstate 25 to the centerline of the
24 exit 276 on ramp from State Road 599,

25
26 Northwest along the centerline of State Road 599 to a point approximately 600 feet north of the southwest
27 corner of the parcel recorded in Book 349 Page 005 with the Santa Fe County Clerk,

28
29 West from the centerline of State Road 599 to the eastern boundary of the parcel recorded in book 349
30 page 005,

31
32 Following the boundary of the parcel recorded in Book 349 Page 005 south and west along the perimeter
33 of the property and across the Arroyo De Los Chamisos to the intersection with the southeast corner of
34 the parcel belonging to the City of Santa Fe as part of the City Airport facility,

35
36 West along the southern boundary of the City Airport parcel to the western edge of the Vista Lands
37 subdivision,

38
39 North along the boundary of the Vista Lands subdivision to the point of origin at the southwest corner of
40 Section 16, T16NR08E.

**Attachment 1: La Cienega and La Cieneguilla Conditions for
Connection to Water System**

The following shall be enforced as part of Ordinance 2002-9 which enacts the La Cienega and La Cieneguilla Community Plan. These conditions replace the existing La Cienega Watershed Conditions only in the area as recognized as the La Cienega and La Cieneguilla Community Planning area as depicted on Map a. of this Ordinance.

1) CONNECTION TO COUNTY WATER UTILITY.

Lot owners, their successors and assignees shall agree to connect to the County Water Utility when service is available within 200 feet of the property line of the land being divided, which 200 feet shall be measured along platted easements to the nearest property line. This agreement shall be binding on lot owners, their successors and assignees. The landowners, successors, and assignees agree not to oppose the creation of an improvement district pursuant to articles NMSA 1978, Section 4-55A-I et. seq., as those sections may be appropriate. Alternatively, this condition does not preclude any lot owner from connecting to the County Water Utility utilizing means of financing other than the improvement district method. The line extensions within said 200 feet shall be done in accordance with the applicable rules and regulations and tariffs of the Santa Fe County Water Utility.

2) ENCOURAGEMENT FOR SHARED WELLS.

To the greatest extent feasible, lot owners should use shared wells to minimize expenses related to the interim water supplies.

3) DESIGN AND CONSTRUCTION.

At the time a line extension is made pursuant to paragraph 1 above, the distribution system within the land divided shall be designed to meet the minimum fire flow requirements of the Santa Fe County Water Utility and Fire Department, exclusive of any reservoir capacity.

4) DISCONNECTION FROM DOMESTIC WELLS.

At the time the connection is made to the Santa Fe Water Utility, lot owners, their heirs, successors, and assignees, agree to disconnect any domestic wells created under NMSA 1978, Section 72-12-1 (A) and to discontinue use of said wells except in emergency circumstances.

5) EASEMENTS.

Lot owners shall dedicate a utility easement of at least fifteen feet (15') in width along all property lines for the installation, operation, maintenance, access, and egress of utility infrastructure for the County Utility. If said easement is shared between two adjacent properties, the easement shall be a minimum of ten feet (10') in width on each property. The Land Use Administrator, in consultation with the Utilities Director, may waive the requirement of an easement on one or more property line if it is demonstrated that adequate utility access is provided.

6) WELL DESIGN.

A good faith effort shall be made to drill all wells 50 feet into the Tesuque formation and to construct a seal to prevent mixing of water between the Tesuque and Ancha formations. A suggested well design is available from the County Land Use Department

THE SANTA FE
NEW MEXICAN

Founded 1849

2155723

SANTA FE COUNTY PLANNING
P.O. BOX 276
SANTA FE, NM 87504-0276
ATTN PAUL OLAFSON

AD NUMBER: 262593 ACCOUNT: 73450
LEGAL NO: 71510 P.O.#: 200308
130 LINES 2 time(s) at \$ 102.89
AFFIDAVITS: 5.25
TAX: 6.76
TOTAL: 114.90

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Santa Fe County Board of County Commissioners will consider an Ordinance amending Article XIV, Traditional and Contemporary Community Zoning Districts, of the Santa Fe County Land Development Code (Ordinance 1996-10) to add a new Section 6, La Cienega and La Cieneguilla Traditional Community Zoning District. The proposed Ordinance will codify policies outlined in the La Cienega and La Cieneguilla Traditional Community Plan (resolution 2001-117) and amend the Santa Fe County Land Development Code with specific regulations to be applied only within the La Cienega and La Cieneguilla Traditional Community Planning Area. The proposed Ordinance includes creating new opportunities for public involvement in local development issues, protection of community resources, water conservation and availability requirements, creating a new small business category to expand the existing Home Occupation provisions and replace existing allowances for new commercial develop-

ment under the Land Development Code. This is the second of two required public hearings and it is expected that action will be taken on the proposed Ordinance.

The hearing is scheduled to be held in the County Commission Chambers of the Santa Fe County Administration Building, 102 Grant Ave., Santa Fe, NM 87504 (The old County Courthouse on the corner of Grant and Palace Avenues) on the 11th day of June 2002, beginning at 4:00 p.m. Please call the County Manager's Office at 986-6200 or check the County's web page at www.santafecounty.org for meeting agendas and to confirm meeting times.

Please forward all comments, questions and objections to the proposal to the Land Use Administrator at P.O. Box 276, Santa Fe, New Mexico 87504-0276; or call (505) 986-6343 for more information. Legal #74540
Pub. May 29 & June 7, 2002

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, K. Voorhees being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a Newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication #71510 a copy of which is hereto attached was published in said newspaper 2 day(s) between 05/29/2002 and 06/05/2002 and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 29 day of May, 2002 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

K. Voorhees
/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this
5 day of June A.D., 2002

Notary

Laura L. Parker

Commission Expires

11/25/03

RC# 200308
101-0502-4147037
TRA
6/17/02

* * * Proof * * *

Albuquerque Publishing Company
7777 Jefferson NE
Albuquerque, NM 87109
(505)823-7777

2155724

Account Information

Phone: (505) 986-6200
Name: SANTA FE COUNTY LAND USE
DEPT
Account #: C88296
Address: PLANNING DIVISION
PO BOX 276
SANTA FE, NM 87504
Client:
Placed by: PAUL OLAFSON
Fax #:

Ad Information

Classification: 0000-Legal Notices - Government	Size: 1 x 62.000
Start date: 05-29-02	Billed size: 62.00 lines-6.5pt
Stop date: 06-05-02	Ad #: 7462857
Insertions: 2	Ad type: Liner Ad
Rate code: Gov Legal Line	
Publications: Journal Daily	

Ad Cost: \$ 49.10
Tax: \$ 2.85
Total: \$ 51.95

Ad Copy:

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Please forward all comments, questions and objections to the proposal to the Land Use Administrator at P.O. Box 276, Santa Fe, New Mexico 87504-0276; or call (505) 986-6343 for more information.

Journal: May 28, June 5, 2002

Written Description of
La Cienega and La Cieneguilla Traditional Community Planning Area Boundary

2155721

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10 Road #56,

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15 Generally southeast along the boundary of the U.S. Forest Service land to the top of La Bajada mesa and
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18 Generally southeast along the 6020 foot contour approximately 1.5 miles to the $\frac{1}{2}$ section of the southern
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21 South approximately 650 feet to Interstate 25,

22
23 East and northeast along the centerline of the Southbound Lane of Interstate 25 to the centerline of the
24 exit 276 on ramp from State Road 599,

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30 page 005,

31
32 Following the boundary of the parcel recorded in Book 349 Page 005 south and west along the perimeter
33 of the property and across the Arroyo De Los Chamisos to the intersection with the southeast corner of
34 the parcel belonging to the City of Santa Fe as part of the City Airport facility,

35
36 West along the southern boundary of the City Airport parcel to the western edge of the Vista Lands
37 subdivision,

38
39 North along the boundary of the Vista Lands subdivision to the point of origin at the southwest corner of
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The following shall be enforced as part of Ordinance 2002-9 which enacts the La Cienega and La Cieneguilla Community Plan. These conditions replace the existing La Cienega Watershed Conditions only in the area as recognized as the La Cienega and La Cieneguilla Community Planning area as depicted on Map a. of this Ordinance.

1) **CONNECTION TO COUNTY WATER UTILITY.**

Lot owners, their successors and assignees shall agree to connect to the County Water Utility when service is available within 200 feet of the property line of the land being divided, which 200 feet shall be measured along platted easements to the nearest property line. This agreement shall be binding on lot owners, their successors and assignees. The landowners, successors, and assignees agree not to oppose the creation of an improvement district pursuant to articles NMSA 1978, Section 4-55A-I et. seq., as those sections may be appropriate. Alternatively, this condition does not preclude any lot owner from connecting to the County Water Utility utilizing means of financing other than the improvement district method. The line extensions within said 200 feet shall be done in accordance with the applicable rules and regulations and tariffs of the Santa Fe County Water Utility.

2) **ENCOURAGEMENT FOR SHARED WELLS.**

To the greatest extent feasible, lot owners should use shared wells to minimize expenses related to the interim water supplies.

3) **DESIGN AND CONSTRUCTION.**

At the time a line extension is made pursuant to paragraph 1 above, the distribution system within the land divided shall be designed to meet the minimum fire flow requirements of the Santa Fe County Water Utility and Fire Department, exclusive of any reservoir capacity.

4) **DISCONNECTION FROM DOMESTIC WELLS.**

At the time the connection is made to the Santa Fe Water Utility, lot owners, their heirs, successors, and assignees, agree to disconnect any domestic wells created under NMSA 1978, Section 72-12-1 (A) and to discontinue use of said wells except in emergency circumstances.

5) **EASEMENTS.**

Lot owners shall dedicate a utility easement of at least fifteen feet (15') in width along all property lines for the installation, operation, maintenance, access, and egress of utility infrastructure for the County Utility. If said easement is shared between two adjacent properties, the easement shall be a minimum of ten feet (10') in width on each property. The Land Use Administrator, in consultation with the Utilities Director, may waive the requirement of an easement on one or more property line if it is demonstrated that adequate utility access is provided.

6) **WELL DESIGN.**

A good faith effort shall be made to drill all wells 50 feet into the Tesuque formation and to construct a seal to prevent mixing of water between the Tesuque and Ancha formations. A suggested well design is available from the County Land Use Department

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Santa Fe County Board of County Commissioners will consider an Ordinance amending Article XIV, Traditional and Contemporary Community Zoning Districts, of the Santa Fe County Land Development Code (Ordinance 1996-10) to add a new Section 6, La Cienega and La Cienega Traditional Community Zoning District. The proposed Ordinance will codify policies outlined in the La Cienega and La Cienega Traditional Community Plan (resolution 2001-117) and amend the Santa Fe County Land Development Code with specific regulations to be applied only within the La Cienega and La Cienega Traditional Community Planning Area. The proposed Ordinance includes creating new opportunities for public involvement in local development issues, protection of community resources, water conservation and availability requirements, creating a new small business category to expand the existing Home Occupation provisions and replace existing allowances for new commercial develop-

ment under the Land Development Code. This is the second of two required public hearings and it is expected that action will be taken on the proposed Ordinance.

The hearing is scheduled to be held in the County Commission Chambers of the Santa Fe County Administration Building, 102 Grant Ave., Santa Fe, NM 87504 (The old County Courthouse on the corner of Grant and Palace Avenues) on the 11th day of June 2002, beginning at 4:00 p.m. Please call the County Manager's Office at 986-6200 or check the County's web page at www.santafecounty.org for meeting agendas and to confirm meeting times.

Please forward all comments, questions and objections to the proposal to the Land Use Administrator at P.O. Box 276, Santa Fe, New Mexico 87504-0276; or call (505) 986-6343 for more information. Legal #71510
Pub. May 29 & June 11, 2002.

STATE OF NEW MEXICO

COUNTY OF SANTA FE

I, K. Voornhees being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a Newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication #71510 a copy of which is hereto attached was published in said newspaper 2 day(s) between 05/29/2002 and 06/05/2002 and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 29 day of May, 2002 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

K. Voornhees
Legal Advertising Representative

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this
5 day of June A.D., 2002

Notary

Laura L. Hurd

Commission Expires

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Journal: May 29, June 5, 2002